



## INDEX FOR THE 2019 MAY 16 REGULAR MEETING OF CALGARY PLANNING COMMISSION

NOTE:  
PLANS SUBMITTED TO THE COMMISSION, AS PART OF THE DEPARTMENTAL REPORTS,  
ARE INCLUDED FOR THE SOLE PURPOSE OF ASSISTING THE COMMISSION IN MAKING  
A DECISION AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE.

ISC: Unrestricted



## CONSENT AGENDA

### ITEM NO.: 5.1

Calvin Chan

**COMMUNITY:**

Kingsland (Ward 11)

**FILE NUMBER:**

LOC2019-0034 (CPC2019-0598)

**PROPOSED REDESIGNATION:**

From: Residential – contextual One / Two Dwelling (R-C2) District

To: Residential – Grade-Oriented Infill (R-CG) District

**MUNICIPAL ADDRESS:**

837 – 67 Avenue SW

**APPLICANT:**

Sara Karimi Avval

**OWNER:**

James Burnell

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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### ITEM NO.: 5.2

Jenna Dutton

**COMMUNITY:**

Glamorgan (Ward 6)

**FILE NUMBER:**

LOC2019-0018 (CPC2019-0511)

**PROPOSED CLOSURE:**

Portion of 50 Avenue SW that exists adjacent to 4850 – 50 Avenue SW

**PROPOSED REDESIGNATION:**

From: Undesignated Road Right-of-Way

To: DC Direct Control District accommodate a seniors housing proposal and associated commercial uses

**MUNICIPAL ADDRESS:**

Adjacent to 4850 – 50 Avenue SW

**APPLICANT:**

Civicworks Planning + Design

**OWNER:**

Silvera for Seniors

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 5.3**

Vivian Barr

**COMMUNITY:**

West Springs (Ward 6)

**FILE NUMBER:**

SN2018-0014 (CPC2019-0594)

**PROPOSED STREET NAME CHANGE:**

Welcome

**APPLICANT:**

IBI Group

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

## DEVELOPMENT ITEMS

**ITEM NO.: 7.1.1** Angelique Dean

**COMMUNITY:** Walden (Ward 14)

**FILE NUMBER:** DP2018-0932 (CPC2019-0611)

**PROPOSED DEVELOPMENT:** New: Retail and Consumer Service, Restaurant: Licensed - Large, Restaurant: Licensed - Medium, Outdoor Cafe, Liquor Store (10 buildings); New: Community Entrance Feature, Sign - Class A (Banner Sign), Sign - Class B (Fascia Signs), Sign - Class C (Freestanding Signs), Sign - Class D (Canopy Sign, Projection Sign) (10 buildings)

**MUNICIPAL ADDRESS:** 1555 – 210 Avenue SE

**APPLICANT:** Gibbs Gage Architects

**OWNER:** Royop (Legacy) Development Ltd

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

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**ITEM NO.: 7.1.2** Angelique Dean

**COMMUNITY:** Walden (Ward 14)

**FILE NUMBER:** DP2018-1300 (CPC2019-0612)

**PROPOSED DEVELOPMENT:** New: Retail and Consumer Service, Restaurant: Licensed - Large, Restaurant: Licensed - Medium, Outdoor Cafe, Liquor Store (10 buildings); New: Community Entrance Feature, Sign - Class A (Banner Sign), Sign - Class B (Fascia Signs), Sign - Class C (Freestanding Signs), Sign - Class D (Canopy Sign, Projection Sign) (10 buildings)

**MUNICIPAL ADDRESS:** 1555 – 210 Avenue SE

**APPLICANT:** Gibbs Gage Architects

**OWNER:** Royop (Legacy) Development Ltd

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

## PLANNING ITEMS

### ITEM NO.: 7.2.1

Dino Civitarese

**COMMUNITY:**

Lincoln Park (Ward 8)

**FILE NUMBER:**

LOC2019-0012 (CPC2019-0651)

**PROPOSED REDESIGNATION:**

From: DC Direct Control District

To: DC Direct Control District accommodate office,  
industrial and commercial uses

**MUNICIPAL ADDRESS:**

4838 Richard Road SW

**APPLICANT:**

B&A Planning Group

**OWNER:**

BCIMC Realty Corporation c/o QuadReal Property  
Group LP

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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### ITEM NO.: 7.2.2

Morgan Huber

**COMMUNITY:**

Bridlewood (Ward 13)

**FILE NUMBER:**

LOC2018-0276 (CPC2019-0589)

**PROPOSED REDESIGNATION:**

From: Special Purpose – City and Regional  
Infrastructure (S-CRI) District

To: Multi-Residential – Low Profile (M-1) District

**MUNICIPAL ADDRESS:**

2375 – 162 Avenue SW

**APPLICANT:**

MTA Urban Design Architecture Interior Design

**OWNER:**

The City of Calgary

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 7.2.3**

Morgan Huber  
(related to 7.2.4)

**COMMUNITY:** West Springs (Ward 6)

**FILE NUMBER:** LOC2017-0188 (CPC2019-0523)

**PROPOSED POLICY AMENDMENTS:** Amendment to the West Springs Area Structure Plan

**PROPOSED REDESIGNATION:** From: DC Direct Control Districts

To: Residential – One Dwelling (R-1) (R-1s) Districts; Mixed Use – General (MU-1f2.5h20) District; Mixed Use - General (MU-1f4.0h28) District; Commercial – Corridor 2 f2.5h28 (C-COR2 f2.5h28) District; Special Purpose – School, Park and Community Reserve (S-SPR) District; Special Purpose – Urban Nature (S-UN) District; and Special Purpose – City Regional Infrastructure (S-CRI) District

**MUNICIPAL ADDRESS:** 1166 Wentworth View SW, 1127 – 85 Street SW, and 8888 – 12 Avenue SW

**APPLICANT:** IBI Group

**OWNER:** 2116162 Alberta Ltd (Brawn Community Trust)

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

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**ITEM NO.: 7.2.4**

Morgan Huber  
(related to 7.2.3)

**COMMUNITY:** West Springs (Ward 6)

**FILE NUMBER:** LOC2017-0188 (CPC2019-0524)

**PROPOSED OUTLINE PLAN:** Subdivision of 13.53 hectares ± (33.43 acres ±)

**MUNICIPAL ADDRESS:** 1166 Wentworth View SW, 1127 – 85 Street SW, 8888 – 12 Avenue SW

**APPLICANT:** IBI Group

**OWNER:** 2116162 Alberta Ltd (Brawn Community Trust)

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

**ITEM NO.: 7.2.5**

Brad Bevill

**COMMUNITY:** Mount Pleasant (Ward 7)

**FILE NUMBER:** LOC2018-0230 (CPC2019-0596)

**PROPOSED POLICY AMENDMENT:** Amendment to the North Hill Area Redevelopment Plan

**PROPOSED REDESIGNATION:** From: Residential – Contextual One / Two Dwelling (R-C2) District

To: Multi-Residential – Contextual Grade-Oriented (M-CG) District

**MUNICIPAL ADDRESS:** 738 – 19 Avenue NW

**APPLICANT:** Kelvin Hamilton Architecture

**OWNER:** Dennis Leung

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

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**ITEM NO.: 7.2.6**

Joshua Ross

**COMMUNITY:** Sage Hill (Ward 2)

**FILE NUMBER:** LOC2017-0406 (CPC2019-0511)

**PROPOSED REDESIGNATION:** From: Residential – Low Density Multiple Dwelling (R-2M) District; and Residential – Medium Profile (M2d90) District

To: Multi-Residential – Low Profile (M-1d80) District; and DC Direct Control District to accommodate reduced commercial floor area, restricted auto-oriented uses, and minimum residential density

**MUNICIPAL ADDRESS:** 155 Sage Hill Rise NW, and 3650 Sage Hill Drive NW

**APPLICANT:** Seika Architecture

**OWNER:** Sage Property Development Inc

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

**CONFIDENTIAL ITEMS  
(CLOSED MEETING)**

**ITEM NO.: 9.1**

Morgan Huber

**COMMUNITY:**

West Springs (Ward 6)

**FILE NUMBER:**

POL2018-0001 (CPC2019-0547)

**PROPOSED**

Proposed West View Area Structure Plan

**ADMINISTRATION RECOMMENDATION:**

**RECEIVE FOR INFORMATION**